



Planning Commission Agenda Item

Date: December 09, 2020
Item No: 4.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: **VAC-09-2020 COMMERCE/WASHBURN (Public Hearing).** Applicant: Beazer Homes. Request: To vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending approximately 300 feet to the east of Commerce Street. (APN 124-34-701-005). (For possible action).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-34-701-005).

The applicant is requesting consideration to vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending from Commerce Street approximately 300 feet to the east. The vacation is generally located along the south end of the subject site.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
T-Map-10-2020	An application to allow a 22 lot single-family residential development on 4.15 net acres.
ZN-17-2020	A property reclassification from R-E (Ranch Estates District) to an R-1 (Single-Family Low Density District), consisting of 22 single-family lots on approximately 4.15 net acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
South	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
East	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

Public Works:	See attached memorandum.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No comment.
Clark County Department of Aviation:	No comment.

ANALYSIS

According to the letter of intent, the applicant is requesting to vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn. The area proposed for vacation is approximately 302 linear feet long and is 9,171 square feet total. Previously, on July 16, 2003, City Council approved the vacation of Rosada Way to the east (VAC-09-03) associated with a development of 94 single-family residential (T-996) lots.

The vacated portion will be incorporated into the applicant's property for development. According to the applicant's letter of intent, the vacation request supports the proposed tentative map (T-Map-10-2020) to develop 22 single-family residential lots. The area proposed for vacation appears to be previously dedicated right-of-way that terminates at Commerce Street to the west and the existing development to the east. Public works has reviewed the proposed vacation and is recommending approval. The proposed

vacation should not create any negative impacts and the request appears to be appropriate. Staff has no objections and is recommending approval.

CONDITIONS:

Public Works:

1. The vacation shall record concurrently with or prior to the associated final map.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Vacation Exhibits
Location and Zoning Map